

Condominium

RESIDENTIAL

1069 RIVER RIDGE CIR

GRAND BLANC, MI 48439

\$166,627 TopHap Estimate · \$189 / ft² · confidence 96 · as of Jul 14, 2026



1.5

BATHS

880 ft²

LIVING AREA

1994

YEAR BUILT

2

PARKING

VALUATION

\$167K

\$160K low

\$173K high

Last Sale

\$170,000 · May 16, 2023

Est. Owner Equity

\$46,627

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$866 (2025)
Assessed Value	\$78,800
Previous Assessed	\$73,400
Assessor Market Value	\$157,600

PROPERTY FACTS

Property Type	Condominium
Style	Ranch
County	GENESEE
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

25 FLOOD	16 WILDFIRE	53 HEAT	56 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2023	Financing	Intrafamily Transfer			
May 12, 2023	Resale	Warranty Deed	\$170,000	\$193	\$120K
Apr 15, 2019	Resale	Warranty Deed	\$93,000	\$106	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Fenton Middle School	Middle	6–8	2.7 mi
West Shore Elementary School	Elementary	KG–2	3.8 mi
Lake Fenton High School	High	9–12	4.3 mi

District: Lake Fenton Community Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

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 NEIGHBORHOOD · ZIP 48439

48 CRIME INDEX	99 AIR POLLUTION	49,271 POPULATION	\$91K MEDIAN IN-COME	47°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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